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HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO

HOUSING AUTHORITY
OF THE CITY AND COUNTY OF SAN FRANCISCO
Established April 18, 1938

COMMISSIONERS

MARSHALL DILL, *Chairman*

ALEXANDER WATCHMAN, *Vice Chairman*

CARLTON H. WALL

ALICE GRIFFITH

E. N. AYER

ALBERT J. EVERS, *Executive Director*



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PRICE: TWENTY-FIVE CENTS

HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO

525 MARKET STREET, SAN FRANCISCO, CALIFORNIA

COMMISSIONERS
MARSHALL DILL, CHAIRMAN
E. N. AYER
MISS ALICE GRIFFITH
CARLTON H. WALL
ALEXANDER WATCHMAN

HOUSING AUTHORITY
OF THE
CITY AND COUNTY OF SAN FRANCISCO
525 MARKET STREET
SAN FRANCISCO, CALIFORNIA

ALBERT J. EVERED
EXECUTIVE DIRECTOR
WILLIAM A. O'BRIEN
COUNSEL
TELEPHONE YUKON 1661

April 18, 1941

To the Honorable Angelo J. Rossi, Mayor
and the Honorable Board of Supervisors
City and County of San Francisco
City Hall
San Francisco, California

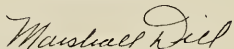
Sire:

Your Housing Authority has completed three years
of operation and in accordance with Section 22
of the "Housing Authorities Law" of the State of
California, submits herewith its Annual Report
for the year ending April 18, 1941.

This Report is presented in the hope that it will
reflect a brief and accurate picture of our
activities, our progress and our problems.

Respectfully,

By:



Marshall Dill,
Chairman

INTRODUCTION

The San Francisco Housing Authority begins its fourth year of operation on April 18, 1941. During the past year it has made substantial gains in its program to provide low-rent housing for those San Francisco citizens who are now living in sub-standard dwellings.

Since our last report, there has been no change in the basic laws under which the United States Housing Authority and the San Francisco Housing Authority were created.

During the annual period the San Francisco Housing Authority has completed and placed in operation Holly Courts, a project containing 118 units, and also opened for partial tenancy two larger projects—Sunnydale and Potrero Terrace. The completed sections of these two projects are now occupied by approximately 144 families. When these two are brought to final completion, during the current year, they will jointly, with Holly Courts, house a total of 1,359 families—removed from inadequate, insanitary dwellings.

The construction contract for Valencia Gardens has been awarded, and architects' drawings for De Haro Plaza and Bernal Dwellings are well under way. Architects and their consultants are preparing plans and specifications for Westside Court, North Beach Place, Chinatown and Glen Park. These four projects are in various preliminary stages and construction will, if possible, be started in 1941. The Woodland project in Sutro Forest has been delayed due to unforeseen difficulties of land purchase. The entire program as now contemplated consists of eleven projects with an estimated total development cost of \$14,877,169 to house 3,094 families. This total may be somewhat reduced if the Woodland project is modified or removed to another location.

On April 15 of this year, the first comprehensive Real Property Survey ever completed in San Francisco was published. Trained canvassers of the Works Progress Administration covered the entire city under funds furnished jointly by the W. P. A., the S. R. A., this Authority and the City. The complete report of the survey which is now being distributed gives a graphic and accurate picture of housing conditions and much other useful statistical data.

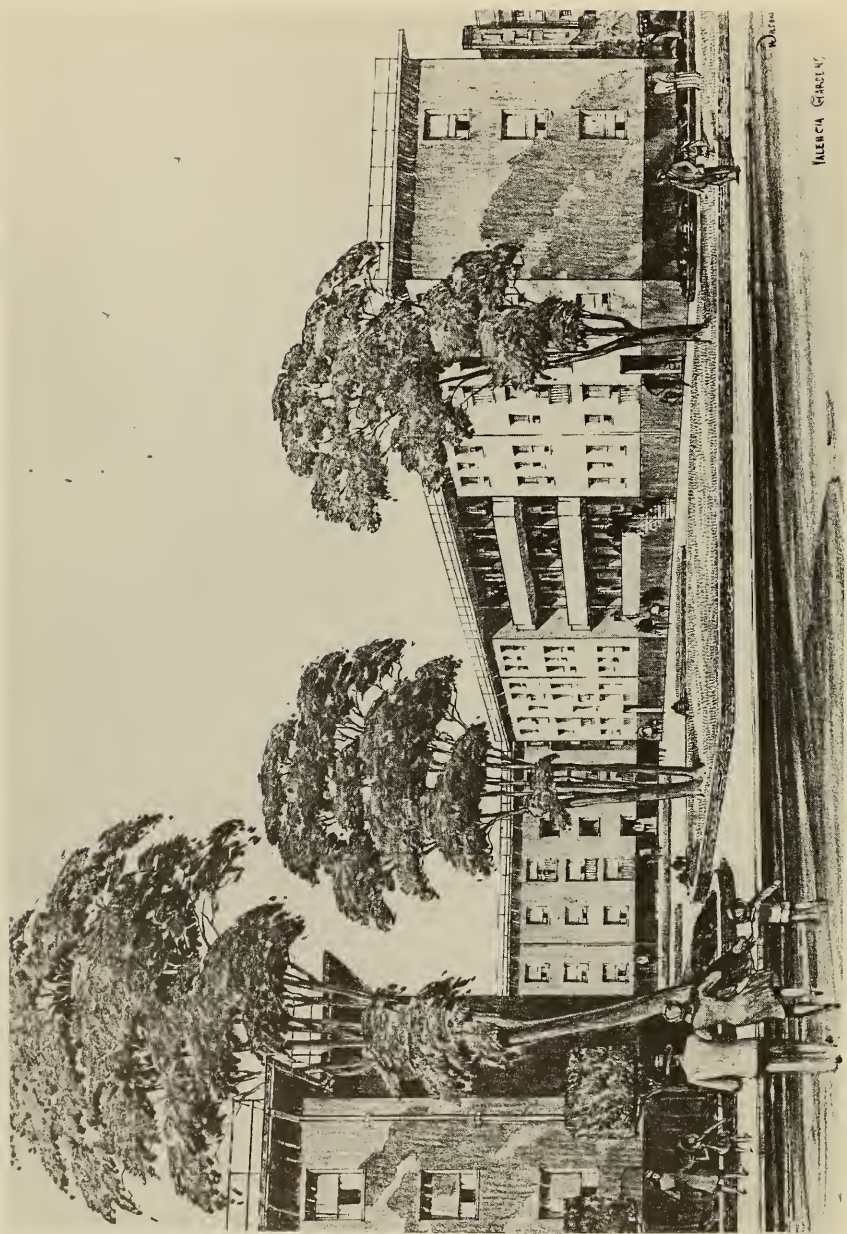
Litigation during the past year has been kept to a minimum, consisting chiefly of necessary suits in eminent domain to quiet title and to obtain property when a satisfactory price negotiation could not be concluded. One suit against the City and this Authority is pending before the Supreme Court of this State.

The fears, which influenced many San Franciscans when our housing program began, abated considerably during the year. Many who held fantastic ideas concerning the type of persons to be housed and the effect on private property, have become staunch proponents since learning the real purpose and effect of the complete operation. In the vicinity of Holly Courts, this change of sentiment has been particularly marked. A poll was taken among property owners adjacent to this project who were asked to express their ideas concerning the tenants, their children, and the effect on nearby property. The response was overwhelmingly favorable.

This Authority completed the year in excellent financial condition. It appears that we will be able to work within our operating budgets for each project. Budgets are prepared with the assistance of the U. S. H. A. staff who have access to experience data from the many projects now in operation throughout the nation.

We acknowledge the helpful co-operation we have received during the year from the many public and private agencies interested in our housing problems. Their immediate willingness to assist us has proven invaluable.

This report is by no means a complete record but must of necessity be restricted to a general review of the past year's work and is submitted to give the salient points of progress and future plans.



A Court of Valencia Gardens from 15th Street

(Harry A. Thompson - William Wilson Wurster, Architects Associated)

LEGISLATIVE AND LEGAL

Thirty-eight states of the Union have enacted enabling legislation to authorize public agencies to undertake public housing programs. The California Legislature passed enabling laws in January 1938.

The legality of the California Housing Authorities Laws, under which the Housing Authority of the City and County of San Francisco was created as a public body, corporate and politic, was established by the Supreme Court of the State of California. The California Court is one of twenty-five other high judiciary bodies in other states who have rendered similar opinions, with a total of thirty-seven favorable decisions on the validity of public housing legislation. In the current sessions of the Legislature no bills vitally affecting housing have been passed. In the special session of 1940 the laws governing insurance companies were changed to permit investment of their funds in large scale rental housing projects.

On July 8, 1939, a taxpayer's suit by one Antonia Kleiber was filed against this Authority, the Board of Supervisors of San Francisco, and others. The plaintiff sought an injunction to prevent the enforcement of the "Equivalent Elimination" and "Municipal Cooperation" Agreements between this Authority and the City and County of San Francisco. The suit also attacked the validity of the resolution by the Board of Supervisors which declared the need of a housing authority in San Francisco. The plaintiff contended the Authority should have been created by an ordinance of the Board of Supervisors instead of by resolution.

On March 8, 1940, the Superior Court rendered a decision in favor of this Authority, thus affirming the legality of all points in the dispute.

The plaintiff has appealed to the Supreme Court of this State, where the appeal is still pending.

The status of other litigation involving our projects is summarized as follows:

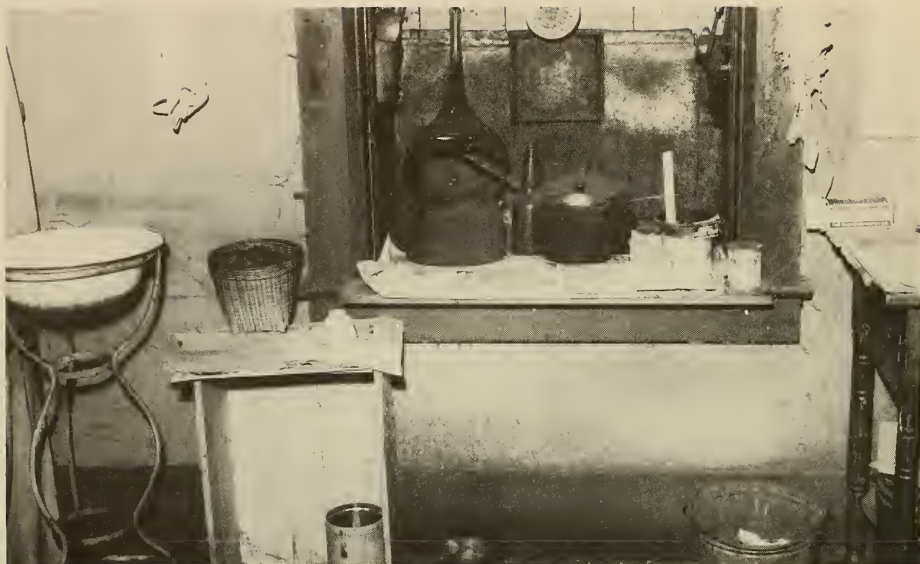
Potrero Terrace (Cal. 1-2)—Judgment vesting full title in the Authority rendered November 18, 1940.

Sunnydale (Cal. 1-3)—Final decree on eminent domain proceedings involving eighteen parcels filed July 15, 1940. Title establishment (McEnerney) suits on certain parcels on this project site were filed November 7, 1940, and are still pending.

Valencia Gardens (Cal. 1-4)—Judgment vesting full title in the Authority rendered on January 17, 1941.

Bernal Dwellings (Cal. 1-5)—A complaint in eminent domain against Cogswell Polytechnic College was filed by the Authority on August 9, 1940, and the final decree entered October 30, 1940. This suit involved but one parcel, and was filed to remove a legal obstacle to the land's acquisition. Complaint in eminent domain was filed against five additional parcels on December 4, 1940, and an interlocutory decree entered March 27, 1941, all of these have been settled out of court.

Westside Court (Cal. 1-8)—Eminent domain proceedings began against sixteen parcels on February 13, 1941, of which ten have been settled by negotiation. Another proceeding in eminent domain filed against one parcel on February 21, 1941, is still pending.



A Substandard Chinatown Home (Combination Bedroom-Kitchen)

THE REAL PROPERTY SURVEY

Any community initiating a program of housing construction, either public or private, should have the facts concerning the market for the housing to be supplied for the needs of its people. To "over-build the market" is unwise from the standpoint of the financial success of their venture.

In order to ascertain the need for public housing, the U. S. H. A. requires that a survey of housing conditions be made, the results of which will indicate approximately the number of eligible families living in substandard housing and for whom safe sanitary dwellings should be erected.

Such a survey was begun in San Francisco early in 1939 and carried on by the Works Projects Administration under sponsorship of this Authority.

Funds for the survey were supplied jointly by the Work Projects Administration, the State Relief Administration, the City of San Francisco and this Authority and as many as 507 workers were at one time employed.

The report of this survey has been published in three volumes. Volume I contains a complete report of the projects. Volume II is a compilation of large scale maps with visual illustration of the tables in Volume I. Volume III is a digest of the survey for those who would not be interested in the voluminous text and detail of the main report.

The preliminary figures as given in last year's Annual Report were found to be substantially correct after final checking of the mass of data accumulated by the survey.

Of the most direct bearing on the work of this Authority is that portion of Volume I which deals with substandard conditions which is herewith quoted in full.

“SUBSTANDARD”

“Practically all the substandard homes are in the eastern half of San Francisco. This area was built upon much earlier and contains a greater portion of the poorly constructed and ill-designed homes and multi-family structures. Over half of the substandard dwelling units are located in three distinct sections—Chinatown, South of Market, and the eastern half of census area J.

In Chinatown, 3,707 of the dwelling units — most of which are cubicles are substandard while only 1,072 units in this area are considered satisfactory by survey standards. (See Definitions.)

The industrial and commercial area south of Market Street, contains housing nearly as bad as Chinatown. The presence of factories, laundries, railroad yards, ship-building plants and the like adds to the physical deficiencies of the structures in this area.

The large substandard area in the J district is characterized by its large number of light house-keeping units and rooming houses. Over half of the structures have been converted to house additional families. One out of every twenty families in this community has one or more roomers in the dwelling unit.

Substandard structures in the southern part of the city are characterized by their poor construction, many being built by the owner with very little financial aid.

Less than four per cent of the total substandard units are located in the western half of the city.

The concentration of poor housing in the eastern half of the city and particularly in the three above-mentioned areas, indicates the considerable need for rehabilitation of housing, all the way from the bay on the north to the county line on the south.

TABLE 22: NUMBER, PERCENT DISTRIBUTION, AND EXTENT OF
SUBSTANDARD DWELLING UNITS BY CENSUS AREA

<i>Census Area</i>	<i>Number</i>	<i>Percent Distribution</i>	<i>Percent Substandard</i>
Total	45,727	100.0	20.5
A	9,424	20.6	22.6*
B	1,547	3.4	7.2
D,H	419	0.9	5.6
E,G	233	0.5	1.7
J	17,112	37.4	36.9
K	3,003	6.6	65.7
L	3,837	8.4	29.3
M	2,705	5.9	14.3
N	6,540	14.3	23.7
O	555	1.2	3.1
P,Q	352	0.8	3.5

*Example: 22.6% of all dwelling units in Census Area A are substandard.

The classification of dwellings as substandard is based mainly upon their menace to the occupants, a menace either to their health or to their safety. Most substandard units endanger both. One of the most important substandard factors, then, is the absence of private toilet, bath, and running water. The sharing of toilets and baths with other persons is, of course, not only undesirable but conducive to contagion. The majority of the substandard dwelling units are so classified for this reason.

In the Chinatown and South of Market slums few dwellings have sanitary facilities. Scattered throughout the rest of the city there are a few blocks with a notable lack of sanitary facilities.

Structures which are in need of major repairs are, by their obvious lack of physical safety, substandard. These structures, in most instances, also lack adequate sanitary facilities.

There are 484 dwelling units in the city located in cellars (See Definitions). These units, by reason of their location, do not obtain sufficient light and ventilation. There are also 548 units of which some of the rooms used for living purposes are in the cellar and some are above cellar level. These are not classified as substandard, for such units if situated on a hillside might obtain adequate light and air. They exist, however, in violation of housing laws.

The enumerators found 589 dwelling units in the city in which the people occupied rooms without windows. This gross violation of laws was easily determined by available survey methods. Not discovered, however, were the many hundreds of units where the rooms contain windows which are useless, either because they do not open to give ventilation or because they are so close to adjoining building walls that little if any light comes into the room.

It is also illegal to have cooking facilities in rooms used for sleeping. This condition was admitted by the occupants of 5,587 dwelling units, principally in structures converted for light housekeeping purposes. Many of the occupants of these rooms cook on gas plates connected with rubber hose—an unsafe appliance.

Few dwelling units in San Francisco are crowded or overcrowded. Only 6.2 per cent of all the occupied units had more than one person per room used for living purposes; very few were crowded to the extent of having more than two persons per room. As is to be expected, crowded conditions exist in the poorer structures.

The classification of dwellings as substandard, then, is based upon the presence or absence of factors directly associated with health and safety. As many of these factors are illegal, it may be assumed that landlords withheld such information frequently and that the totals presented here are understatements rather than exaggerations."

* * *

The Real Property Survey shows that in San Francisco there are 32,144 substandard dwelling units at rents under \$30 per month. Of these 8,357 are one room dwelling units leaving a net of 27,787 of two rooms or more at rents under \$30.

The Real Property Survey also found that there are only 2,202 vacant *standard* dwelling units of two or more rooms at rents under \$30 per month. Although many substandard dwelling units could probably be brought to standard living condition by alteration, nevertheless these figures are an indication that persons with incomes of \$132 or less cannot readily find a home in adequate standard dwelling units at rentals under \$30 per month. If the vacant *standard* dwellings could be filled by families now living in substandard quarters there would still be a shortage of 25,585 standard dwellings at rentals under \$30.

From the above analysis it is evident that a program for the erection of about 3,000 dwelling units is not excessive to care for those families in need of better housing.

Volume I and II of the Survey Report has been distributed to officials and official agencies concerned or interested and will be sold to others by the Purchaser of Supplies at the City Hall for \$5 per set. Volume III will be on sale at the office of the Authority for 25c per copy.



Holly Courts on Highland Avenue

EQUIVALENT ELIMINATION

The United States Housing Act of 1937, as amended, provides as follows: "... the Authority (i.e., U. S. H. A.) shall enter into no contract guaranteeing any annual contribution in connection with the development of any low-rent housing or slum clearance project involving the construction of new dwellings, unless the project includes the elimination by demolition, condemnation and effective closing, or the compulsory repair or improvement of unsafe or insanitary dwellings situated in the locality, or metropolitan area, substantially equal in number to the number of newly-constructed dwellings provided by the Project."

In carrying out this provision of the Act, the U. S. H. A. has, by administrative rules, stipulated that the elimination of substandard housing must be of such a nature (1) that the structures cannot be remedied by minor or inconsequential repairs and (2) that such dwellings are definitely and clearly detrimental to health, safety or morals. The rules further preclude crediting structures already deteriorated to such an extent that they are mere shells and can no longer be properly called "dwellings."

The Board of Supervisors by Resolution in 1938, and again in 1939, authorized execution of contracts between the City and the Housing Authority whereby the City agreed to eliminate through the Department of Public Health unsafe and insanitary dwellings equal in number to the new low-rent dwellings to be built by this Authority, but not to exceed 3,660 units. These contracts were duly executed by the proper City officials and by this Authority.

When a project is to be constructed on a site upon which are located a number of unsafe and insanitary dwellings, this Authority requests the Housing Inspection Division of the San Francisco Department of Public Health to inspect all dwelling units within the boundaries of the site, and to report structures that are in violation of the California State Housing Act and/or San Francisco Building Code (including Plumbing and Gas Appliance Ordinances).

Upon receipt of this report, and subsequent demolition of these substandard dwellings, the Health Department certifies that the dwellings were substandard for specific causes and the Authority submits the same to U. S. H. A. for credit.

In addition to eliminations which are accomplished on the actual sites of housing project, the following methods are used in "Off-Site" Equivalent Elimination:

1. Demolition of substandard housing on land owned or controlled by the City or other public agency.
2. Compulsory demolition, closing, repair or improvement by action of the Health Department.
3. Demolition or closing by private owners, induced by the Health Department and checked by them.

With reference to sub-paragraph (1) above, the widening of Lombard Street is a case in point and a number of substandard dwellings were eliminated by demolition.

The procedure followed under sub-paragraph (2) is the regular activity of the Housing Inspection Division of the Department of Public Health and briefly consists of citation to the owner, after inspection of the premises, to appear before the Board of Health to show cause why the illegal, unsafe and insanitary conditions should not be abated. After due hearing, the Board prescribes a period, usually from 30 to 60 days, in which the owner of the premises must effect the repairs required to put the structure into legal condition, conforming to all existing health and housing statutes. In cases of extreme hazardous structural conditions or major violations the order is issued for demolition within a prescribed period. Should the owner protest the action of the Board and refuse to comply, steps are initiated to bring abatement and condemnation proceedings in the Superior Court.

Structures that are closed following formal action of the Health Department are vacated upon order of the Chief of Police after request for such action is made by the Health Department.

Where the elimination is through compulsory repair, *all* unsafe and insanitary conditions *must* have been eliminated. Thus the compulsory installation of proper plumbing in a dwelling which is still a fire hazard, or is unsafe and insanitary in some other way, does not constitute equivalent elimination.

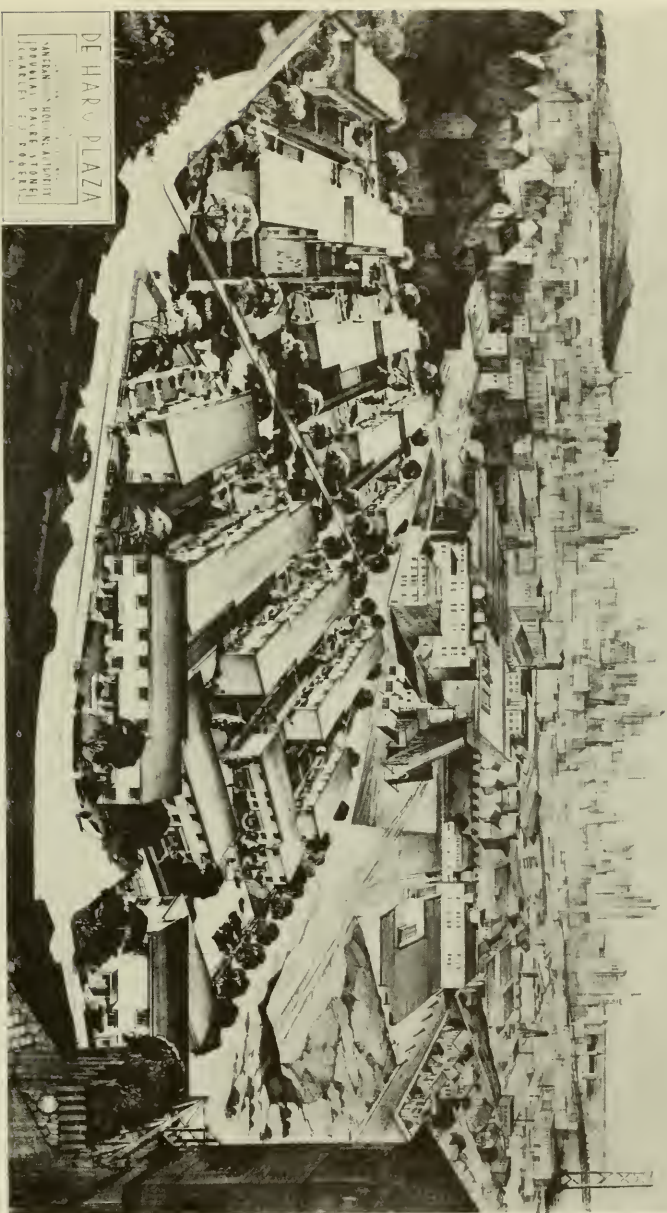
By method of sub-paragraph (3) demolition or closing at the inducement of the Housing Inspection Division is affected generally as described under paragraph (2) except that notice is served on the owner by inspectors of the Division, in lieu of formal abatement or court proceedings and the owner complies without the compulsion of further action.

As of April 18, 1941, a total of 597 substandard dwellings have been approved by, or submitted to U. S. H. A., by this Authority with the cooperation of the Health Department, reports on 400 additional units are now being held for processing by this Authority, and shortly will be sent to the U. S. H. A. We are informed by the Health Department that about 400 reports are awaiting typing and checking in the Health Department.

The following breakdown indicates type of equivalent eliminations which have been submitted to date:

DEMOLITION—Compulsory	128
DEMOLITION—Induced by Department of Health.....	143
CLOSING—Compulsory	47
CLOSING—Induced by Department of Health.....	63
REPAIR or IMPROVEMENT—Compulsory.....	216
TOTAL.....	597

In the last annual report there were listed 1,094 "equivalent eliminations" which accorded with the best available information at that time. Careful checking and stricter requirements of the U. S. H. A. reports account for the apparent discrepancy with today's totals.



Perspective of De Haro Plaza

Every structure that is submitted for credit to the U. S. H. A. has a record sheet which indicates all substandard conditions and cites specific violations of the State Housing Act and/or San Francisco Building Code. Similarly, steps in the elimination procedure are noted, such as: demolition; repair (listing Central Permit Bureau number and date); vacated by Police (noting date and Police File number), etc. These reports are certified by the Chief Housing Inspector, and duplicate copies are maintained in the offices of the Housing Authority and the Department of Public Health.

Great credit is due to Dr. J. C. Geiger, Director of Public Health, and to his staff, especially Mr. Homer P. Thyle, for their interest and cooperation in this work.

SITES AND LAND ACQUISITION

With the crystalization of the program under the present available allocation of U. S. H. A. funds it is now quite clear that the 3,000 (approximate) units contemplated will be distributed in eleven projects or land sites.

To obtain these sites has been, and still is, a major problem involving careful appraisal procedure, extended negotiations, condemnations, rezonings and many other difficulties and delays.

The present status of land acquisition is as follows:

1. Holly Courts (Cal. 1-1).....	Full possession
2. Potrero Terrace (Cal. 1-2).....	Full possession
3. Sunnysdale (Cal. 1-3).....	Full possession
4. Valencia Gardens (Cal. 1-4).....	Full possession
5. Bernal Dwellings (Cal. 1-5).....	Full possession
6. Westside Court (Cal. 1-8).....	85% possession
7. De Haro Plaza (Cal. 1-9).....	Full possession
8. Woodland Village (Cal. 1-10).....	100% under option
9. North Beach Place (Cal. 1-11R).....	50% under option
10. Chinatown (Cal. 1-15).....	70% under option
11. Glen Park (Cal. 1-16R).....	98% under option

Woodland Village may be relocated if certain obstacles to its use cannot be overcome.

San Francisco has a very small area compared with other cities in the United States of equal population and for this reason, as well as others, presents unique problems for the location of projects.

The United States Housing Authority has limited the allowable cost of land to \$1.50 per square foot. This restriction has confined selection of most of the sites to outlying areas where land is available at low prices. In many respects this is an unfortunate situation, as the greatest necessity for low-rent projects would appear to be in blighted dilapidated sections of the city, such as Hayes Valley, McAllister Street, Golden Gate Avenue, certain blocks west of Fillmore Street and north of Fell Street.

In such sections are located many old mansions converted from single family dwellings into multiple "housekeeping rooms." As high as thirty families live in some of these converted structures. These buildings are usually leased to persons who "convert" and sublet the "housekeeping rooms." The rents paid are sufficiently high—to place an inflated "income property" value on such real estate and improvements. The average appraised valuation on most blocks in these blighted areas is well over \$1.50 per square foot.

In special cases the U. S. H. A. has permitted expenditure in excess of the \$1.50 limit per square foot but only if a portion of the excess is paid by the local community.

Such a special case is the Chinatown project for which land costs will probably average between \$3 and \$4 per square foot. The U. S. H. A. has agreed to lend to the Authority two-thirds of the excess cost of land provided the other third be paid from other sources. The need for housing in the Chinatown area being obviously urgent the City of San Francisco, itself, through action of the Board of Supervisors granted \$75,000 to help defray the excess land costs.

There has been much discussion of the exemption from taxation which is required by both Federal and State Law for housing projects built by this Authority.

The United States Housing Act (passed 1937, amended 1938) states that municipalities enjoying the advantages of low-rent housing must grant tax exemption to projects within their jurisdiction. By act of the California Legislature, approved by the Governor, March 21, 1938, the property and bonds of Housing Authorities are made exempt from all taxes.

Under the legal requirement of the State Act, the Board of Supervisors on February 1, 1939, by resolution, authorized a "Municipal Co-operation Agreement" which provides that no taxes or special assessments will be levied against this Authority.

In making these properties tax-exempt, the City Government was, in effect, fulfilling its obligation to pay each year at least 20 per cent of the amount of the subsidy that is granted us annually by the United States Housing Authority. This U. S. H. A. subsidy—provided under the terms of the Wagner-Steagall Act—is now limited to 3 per cent of the development cost of our projects. The subsidy or "annual contribution" is provided to assure housing rentals within the reach of the low-income group.

Relieved of taxation and with the help of annual Federal contributions this Authority has been able to set a low rent scale, and still earn sufficient income to amortize and to pay the interest on its borrowings from U. S. H. A. Any payment for municipal services which might be made in lieu of taxes would probably be added to the rent of the individual tenant.

In this connection, it is to be carefully noted that the estimated tax loss to the City for the entire program of eleven projects is about one-half cent in the tax rate.

This calculation is based on actual total assessed valuation, of all properties in all sites, of \$815,639.33 which includes Woodland site and may be reduced.

At this point, it is interesting to note that a half-cent tax per hundred dollar assessed valuation is what San Francisco property owners now pay for the support of their San Francisco Symphony Orchestra.

Without making comparisons, it is probable that the savings to the City in hospitalization and juvenile delinquency costs alone will make low rental housing show a profit rather than a loss in taxes. Whether or not this is an actual saving or small cost to the city, the great majority of our citizens will agree that a half-cent in the tax rate is a small price to pay for providing healthful surroundings and facilities that make normal family life possible to hundreds of men, women and children who would otherwise not be able to have them.

CONSTRUCTION PROGRAM

The year from April, 1940, to April, 1941, has seen the planning and construction program for the Housing Authority of the City and County of San Francisco assume definite and final shape.

The eleven projects to be constructed within the earmarking of the U. S. H. A. for low rent housing in San Francisco are covered in the accompanying tabulation, which gives the statistics as to sizes and costs. Specifically, the progress on each of the eleven projects to date has been as follows:

The Holly Courts project was completed and accepted May 31, 1940, and was completely occupied within a short time after its acceptance.

At the Potrero Terrace Project, while total completion is scheduled for the Fall of 1941, the first area, bounded by 25th, Connecticut, 26th and Wisconsin Streets and comprising eight buildings containing 92 dwelling units, has been completed and accepted and tenants started to move in on March 29th, 1941.

Progress on the Sunnysdale Project has been well in advance of contract requirements due to the diligence of the contractors in expediting the work. As a result, it was possible to take over the first area comprising seven buildings in the northeast corner of the project and including forty-four dwelling units on March 4, 1941. The second group of twenty buildings including 160 dwelling units bounded by Blythdale, Santos, Sunnysdale and Hahn Streets was taken over by the Authority and occupancy started on April 15, 1941. On this project, the Administration Building has been made a separate contract on which bids for the general construction are to be opened April 22, 1941. In addition to the usual community facilities including Assembly Room, Craft Rooms, the Management Offices and Maintenance Shops, this Administration Building is to include a Health Center to be staffed and maintained by the City's Health Department and designed to provide facilities not only for the people living within the Sunnysdale Project, but also the surrounding area of the City. There will also be a Nursery School in the building to be equipped and staffed by the Golden Gate Kindergarten Association.

For the general construction of the Valencia Gardens Project, bids were received April 1, 1941, and construction is scheduled to begin as soon as the formalities of award and execution of the contract have been fulfilled.

The architects for the Bernal Dwellings Project are now proceeding with the preparation of working drawings and specifications so that bids may be solicited for the general construction of this project at an early date. On this site a new procedure was inaugurated in that a separate advance contract for demolition was executed and the work of removing the large brick building of the old Cogswell Polytechnic College was started on March 17, 1941. The demolition or removal of other structures is now in process.

The Westside Court Project is at this time in the status of preliminary study. Sketches showing the scheme for the buildings on this site have been submitted and tentatively approved. Bids for demolition of the existing structures on the site were received April 14, 1941.

Progress on the De Haro Plaza Project received a temporary setback when it was discovered that soil conditions on this site were not of a satisfactory nature and the completion of the working drawings and specifications has been temporarily delayed, pending the drilling of test borings to determine the most economic design for the foundations. As soon as this question has been resolved, the Authority will be in a position to advertise for bids for the general construction.

Due to the difficulties encountered in securing the proposed site for the Woodland Project, it has been found advisable to consider the location of this project in another area. The effect of this change will be to throw the project back to the stage of preparing an amended application for the U. S. H. A. loan, but, with the possible new site well adapted for the purpose and the planning of a revised layout already begun, it is probable that work on the project will be under way before the end of the current year in spite of this delay.

April 21, 1941, has been fixed as the date for the completion of the architects' preliminary studies for the North Beach Place Project. The survey of the site for this project has been completed and demolition of the existing structures will be undertaken as soon as possible.

The knotty problems involved in the acquisition of a site for the Chinatown Project having been brought toward definite solution, the way has been cleared for the architects to start work on their preliminary studies. At an early date bids will be asked for demolition of the existing buildings.

UNDER CONSTRUCTION:

	Architects	Contractor	Dwelling Units	Loan Contract
CAL-1-1 Holly Courts.....	Arthur Brown, Jr.....	Barrett & Hilt—General.....	118	\$ 502,000
CAL-1-2 Potrero Terrace.....	Frederick H. Meyer..... {John Bakewell, Jr..... { Warren C. Perry.....	Meyer Construction Co.—General..... Macco Construction Co.—Grading..... Eaton & Smith } —Street Work..... Chas. L. Harney.....	469	1,983,000
CAL-1-3 Sunnydale.....	{Albert F. Roller..... {Roland I. Stringham.....	Barrett & Hilt—General..... Chas. L. Harney—Off-Site St. Work.....	772	3,177,000

BIDS RECEIVED:

CAL-1-4 Valencia Gardens.....	{Harry A. Thomson, Jr..... {William Wilson Wurster.....	Meyer Construction Co.—General.....	246	1,129,000
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WORKING DRAWINGS UNDER WAY:

CAL-1-5 Bernal Dwellings.....	{William G. Merchant..... {Clarence A. Tantau.....		201	936,000
CAL-1-9 De Haro Plaza.....	{Douglas Dacre Stone..... {Charles E. J. Rogers.....		192	699,000

*UNDER LOAN CONTRACT — PRELIMINARY STAGE:

CAL-1-8 Westside Court.....	{Lester W. Hurd..... {James H. Mitchell.....		150	620,000
CAL-1-10 Woodland Village.....	{Timothy L. Plueger..... {Lewis P. Hobart.....		258	1,002,000
CAL-1-11R North Beach Place.....	{Henry H. Guttersen..... {Ernest Born.....		232	1,143,000
CAL-1-15 Chinatown.....	{Mark Daniels..... {Henry T. Howard.....		250	1,365,000
CAL-1-16R Glen Park.....	{W. D. Reugh..... {Edward B. Page.....		200	837,000
				<u>\$13,393,000</u>

Note: Cal. 1-5, 1-8, 1-9, 1-10, 1-11R, 1-15, and 1-16R—no construction contract awarded. TOTAL 3,088

*Note: The number of dwelling units is subject to change during the preliminary period of project development.

The table below gives a number of statistical facts on the three projects which are entirely or nearly completed:

PROJECT STATISTICS	Cal. 1-1 Holly Courts	Cal. 1-2 Potrero Terrace	Cal. 1-3 Sunnydale
No. D. U.'s.....	118	469	772
No. Rooms.....	493	2044.5	3554.5
Estimated Population.....	384	1640	2839
Net Area (Acres).....	2.68	17.16	48.83
Density (D. U. per Acre).....	44.03	27.33	15.81
Land Coverage (% Occupied by Buildings).....	36.6%	20.84%	20.77%
Height (in Stories).....	2	2-2½	1-1½/2
Total Estimated Development Cost.....	\$550,129	\$2,085,000	\$2,740,000

This table gives the status of development, the number of dwelling units and the amount of the U. S. H. A. loan commitment of each project for the entire program.

The program of the Housing Authority of the City and County of San Francisco will be rounded out by the Glen Park Project, upon which the site survey is being made at the present time, and with completion of this survey in immediate prospect, the way will be cleared for the architects to start their work in evolving a street plan and layout for the buildings on the steep terrain which marks this location. Rezoning of this site is now before the San Francisco Planning Commission.

OPERATION AND TENANT RELATIONS

As of March 1, 1941, approximately 3,000 registrations for tenancy have been received by our Tenant Relations Division. It is expected that by the end of the current year a total of 1,359 homes will have been opened for tenants.

The great number of applications received, in spite of the fact that only one project—Holly Courts—has been completed and is in full operation, bespeaks eloquently the need for low-rent housing by San Franciscans in the low-income brackets.

First sections of Sunnysdale and Potrero Terrace Projects were opened on March 1st and April 1st, respectively, of the current year, and approximately 144 families are now housed in the opened units as of this date. Soon after this report is scheduled to be published it is expected that other sections of both projects will be completed and opened for tenancy.

The methods and routine of tenant selection have not been materially changed during the past year. The first step in procedure is the preliminary application, which is made by persons who may deem themselves eligible. Tenants are never solicited but must apply of their own initiative. If on first interview it is apparent that the applicant is not eligible, due to excess income or other obvious reasons, the process goes no further. If, on the other hand, eligibility appears probable a complete investigation is made, all statements of the applicant are verified and the present dwelling is inspected by an inspector of this Authority to check on the claim of substandard conditions.

All eligibility factors are scored by the comparative method and the families in greatest need are given preference. After the staff of the Authority has determined the eligibility of the applicant, the complete record is referred to the Tenant Selection Advisory Committee, composed of public-spirited volunteer citizens, most of whom are active leaders in welfare work or are deeply interested therein. A complete list of the committee is given elsewhere in this report.

Every application is given a thorough review by the Advisory Committee and if approved, it is transmitted to the Commission itself for final review and formal approval.

At the time the Holly Courts rental scale and income limits were established, the Real Property Survey was incomplete and no accurate data was available. The top income limit was therefore set at a maximum of \$90 to be sure that it fitted the income of those living in substandard housing. Since then the Survey has been completed and an accurate picture obtained showing exactly the incomes of families who live in substandard housing in this City.

The Real Property Survey showed conclusively that 61.7% of all families living in substandard housing have total incomes ranging between \$400 and \$1600 per year, while 26.2% of all families living in substandard dwellings have incomes in excess of \$1600 per year. In setting eligibility standards of incomes this Commission decided to eliminate the group with incomes exceeding \$1600 per year on the theory that there should be better housing available to such families at rentals they can afford to pay.

In consideration of the fact that large families may be at the low end of the income scale, it has been necessary to grade rents to meet the economic necessities of the families—as their economic condition changes their rentals are set by graded steps at yearly intervals.



Actual Photographs of Typical Dwelling Unit (All families supply their own furniture)

The rental schedules for the projects now occupied by tenants is as follows:

HOLLY COURTS

Type	Total Monthly Rent
3½ rooms (for 2 or 3 persons).....	\$17.95
4½ rooms (for 3 or 4 persons).....	19.70
5½ rooms (for 5 or 6 persons).....	21.20

POTRERO TERRACE

Type	Total Monthly Rent
3½ rooms *(For a couple)	\$20.80
3½ rooms **(For a family of 2).....	24.00
4 rooms (For a family of 3 or 4).....	From \$15.00 to \$22.30
4½ rooms (For a family of 3 or 4).....	From \$22.30 to \$26.70
5½ rooms (For a family of 4 to 6).....	From \$20.00 to \$28.00
*For man and wife.	
**For father and daughter, or mother and son.	

SUNNYDALE

Type	Total Monthly Rent
3 rooms (For 2 persons).....	\$17.00
3½ rooms (For 2 persons).....	20.80
4½ rooms (For 3 or 4 persons).....	From \$18.50 to \$26.70
5½ rooms (For 4 to 6 persons).....	From \$20.00 to \$28.00
7 rooms (For 7 to 9 persons).....	29.00

NOTE: Total rent includes garbage disposal and a reasonable allowance of electricity, gas and water.

Holly Courts, which opened on June 8, 1940, offered the first opportunity for an accurate compilation of statistical information concerning the tenants and is therefore given as an example. In a study made by the staff, it was revealed that the average income of the Holly Courts families was \$72.30 a month. Those with private employment totaled eighty-one of the 118 families, or 68.7 percent. Twenty families were beneficiaries of funds through State Aid for Dependent Children. Five families received their support through other forms of public assistance, mainly Old Age Aid.

When the statistical survey began there were 384 persons living in Holly Courts. The number of children totaled 174, sixty-six of whom were under the age of three years, while thirty-seven children were between the ages of three and six.

Tenant turnover has been very low, approximating only 10 per cent. (A normal expectancy of tenant turnover had been computed at 20 per cent.)



Sunnyside from McLaren Park, Southeast over San Francisco Bay



At Holly Courts, a Protected Play Area

Reasons for all of these families' moving were well-defined. Two tenants were transferred to another city by their employer; the son of a widow enlisted in the Army, and his mother decided to move to another city to live with relatives; one family was dissociated through divorce, while another moved to be near a relative who was seriously ill. Subsequently, the latter tenant's relative improved in health, and the tenants are seeking re-admission to Holly Courts. It is noteworthy that no tenant vacated because of dissatisfaction with his project home. It is interesting to note that 164 of the 384 tenants are native San Franciscans, and only thirty-three are foreign-born. It has been found that the average monthly rent savings made by the families in moving to Holly Courts was \$3.39.

As of March 1, 1941, the total income from rentals was \$20,300. There were no bad debt or collection losses as of that date, a splendid tribute to the reliability of the project's families.

A supplementary study of the tenants in their new home shows that 111 of the 118 families own radios; thirty-six have washing machines; ten refrigerators; seventeen vacuum cleaners; twenty-seven telephones; thirty-eight automobiles, and forty-six subscribe to a newspaper.

The net income from general operations of this project is approximately \$3,000 more than had been anticipated in the budget setup for the period covered since its opening.

The social hall of the project has been widely used by the tenants. Meetings of the various clubs and organizations that have been formed are held regularly. There are children's dancing classes, adult dancing classes, Cub Scouts and the Holly Courts Patrol of young boys. Individual tenants also hold regularly entertainments, private card and dancing parties, while sewing and garden clubs use the social hall for their meeting place. Tenants are encouraged to organize their own activities independent of the management and to avoid institutional paternalism.

The Holly Courts "Sunshine Club" purchased and placed in the social hall a large radio-phonograph for the use of all the tenants.

Hallowe'en, Christmas and Easter parties for the children have already been held. All the planning was done by tenant groups.

THE AUTHORITY AND THE PUBLIC

The powers of the Housing Authority are vested in a Commission of five members appointed by the Mayor who serve for stated terms of four years and without compensation. The Commission establishes policies and supervises the work of the Authority through the Executive Director, who is directly responsible to the Commission itself, and also serves as its Secretary-Treasurer. The staff of the Authority is at present composed of sixty-three persons and is divided into four divisions, viz: Administrative, Technical, Accounting and Tenant Relations, each of which is headed by a Division Chief. The members of the staff have shown the utmost loyalty to the best interests of the Authority and have given of their time and their best efforts without limit.

The regular meetings of the Commission are held at 11 a.m. Thursday of each week. Attendance to these meetings has been exceptionally faithful and the Commissioners have kept in close touch with all phases of Authority work. The members of the Commission are:

Marshall Dill, Chairman.....	Term expires April 27, 1944
Alexander Watchman, Vice Chairman.....	Term expires March 31, 1942
E. N. Ayer.....	Term expires March 31, 1943
Alice Griffith	Term expires April 13, 1942
Carlton H. Wall.....	Term expires May 3, 1941

During the year the Commission has been assisted by several committees of citizens, the most active of which has been the Tenant Selection Advisory Committee. Serving under the chairmanship of Commissioner Alice Griffith, the members have met regularly and reviewed in detail all applications for tenancy, and have made recommendations for approval, deferment or rejection to the Commission for its final action. The Commission wishes to acknowledge the splendid and efficient work of this Committee and express appreciation of the valuable services rendered. The members of the Tenant Selection Advisory Committee are:

Miss Alice Griffith.....	Chairman and Commissioner of the Authority
Miss Faith Barber.....	Social Worker, Public Welfare Department, representing labor
Miss Amelia Anderson	Director, Potrero Hill Neighborhood House
Miss Florence Friedman.....	Resident Director, Visitacion Valley Community Center
Miss Lucille Henry.....	Acting Director, Community Chest
Miss Phoebe Matthews.....	Executive Secretary, San Francisco Coordinating Council
Miss Nellie Woodward	Executive Secretary, The Family Service Agency
Mrs. Caspar Brown	Director, Girls' and Women's Housing Bureau
Mr. Hyman Kaplan.....	Executive Director, Federation of Jewish Charities
Mr. Norman Steuer, Jr.....	Business man representing S. F. Junior Chamber of Commerce

The Chinese Advisory Committee has been continued and has stood by with support, advice and cooperation on the Chinatown Housing Project. The Committee is composed of the following prominent Chinese citizens of San Francisco:

Chee S. Lowe, *Chairman*

Kenneth Lee	Chan Yan	Kenneth Y. Fung
Richard Fung	Robert S. Lee	Albert Chow
Chin Gim Ham	Dr. Theodore Lee	Thomas Leong



An Inner Court of De Haro Plaza

(Douglas Darré Stone - Charles E. J. Rogers, Architects - Associated)

The San Francisco Housing and Planning Association, through Tenant Aid Committees from its membership, has greatly assisted the Authority by assembling and arranging furnishings for model budget dwellings in both the Sunnysdale and Potrero Terrace Projects on budgets of less than \$125.

The Sunnysdale Committee:

Mrs. Ernestine Black, Chairman
Mrs. Harry Allen

Mrs. G. Baumann
Mrs. Leon Roos

Mrs. Malcolm Bruce
Mrs. Thomas Church

The Potrero Committee:

Mrs. Erich Nielsen, Chairman

Mrs. Charles Greenfield

Miss Alice Burr

The Authority has maintained various channels of public information during the past year including exhibits, speakers before organizations, showings of the films "Our City" and "Housing In Our Times", articles and releases for publication and participation in discussions and hearings.

The most ambitious exhibit was that maintained during the second year of the Golden Gate International Exposition in the Fine Arts Palace. The exhibit showed photos, drawings and models of projects; photographs depicting housing conditions in San Francisco and several showings each day of the films mentioned above. A representative of the Authority was in attendance and thousands visited the exhibit throughout the period of the Exposition.

An exhibit was also erected at the Union Label Show, held in the Civic Auditorium in May, 1940.

There has been a definite effort to place before the public the facts regarding public housing with the result that many who were opposed to the entire idea have completely reversed their conception and are now enthusiastic proponents of this method of providing adequate, healthful homes for those who most need it.

The Golden Gate Kindergarten Association has been most helpful and has agreed to undertake the operation of a nursery school in the Sunnysdale Project and probably in the Chinatown Project. All of the major daily newspapers have shown their interest in the program of the Authority and have not only given full news reports of its activities but also have published numerous feature articles on various phases of housing. The neighborhood publications of the Budde Press have been especially generous in their support of the Authority's work.

The Authority wishes again to express appreciation for the advice and cooperation given by all City Departments and officials, especially Mayor Angelo J. Rossi; the Board of Supervisors; the Chief Administrative Officer; Director of Health (Doctor J. C. Geiger); Controller Harold J. Boyd, Mr. A. D. Wilder, Director of Public Works; Miss Josephine Randall, Superintendent of Recreation; The Planning Commission and its staff and the members of many other Boards and Commissions.

The Real Property Survey was made possible by the close cooperation of W. P. A., S. R. A., and the City Government, and the Authority particularly acknowledges the assistance given by Mr. William R. Lawson, Administrator for Northern California for W. P. A., and Mr. Clyde Healy, W. P. A. Coordinator for the City of San Francisco.

The San Francisco Housing and Planning Association especially has been active in its interest and has also cooperated with neighborhood and community-housing councils which have done so much to acquaint the public with the truth about public housing. Notable in these organizations are the Western Addition Housing Council, the North Beach Housing Council and the Glen Park Housing Council.

The Housing Committees of various organizations have also shown their interest and have cooperated with the work of this Authority. Housing Committees of the Building Trades and

Construction Trades Council and other labor organizations, the San Francisco Center of the League of Women Voters, the Northern California Chapter of American Institute of Architects, the Producers Council Club of Northern California, the Junior Chamber of Commerce, the Chamber of Commerce, the California Housing and Planning Association, the Community Chest, the Y. W. C. A., and churches of all denominations and many other organizations have given of their time and energy to learn more about the program and in most cases to aid materially in various ways.

To attempt mention of all individuals and organizations who have been helpful and given of their time and effort for the work of the Authority would be a practical impossibility within the limited scope of this Report.

It must suffice to mention categorically the City Officials and City Departments, the various Housing Associations and Councils, Welfare Organizations, Churches, Professional Societies, Labor Organizations, Chambers of Commerce and other Associations who have done so much to promote better understanding and acceptance of the Housing Program.

FINANCIAL

Loan and annual contribution contracts have been executed by this Authority and the United States Housing Authority on five new projects during the fiscal year, which raises the total amount authorized for bond issue to \$16,368,000.00. This completes the allocation of the entire "earmarking" set aside by the Federal Government for the housing program in San Francisco. Of this amount \$1,641,000.00 is authorized for an issue of "Series A" bonds, which is to be sold to the public by this Authority. These amounts, however, include a 10 percent supplementary "cushion" and the bonds actually issued will probably total about \$1,500,000.00 in "Series A" bonds which will be sold to the public and about \$13,500,000.00 in "Series B" bonds which are to be purchased by U. S. H. A.

To date, \$6,458,000.00 has been advanced by the United States Housing Authority in exchange for advance loan notes. Loan contracts for nine projects were consolidated into one loan and interest rates were reduced to $2\frac{1}{2}$ percent on funds advanced thereunder. North Beach Place and Glen Park are under separate loan contracts.

Funds are now available for every project. The progress made in the current program has made it possible to arrange for repayment to the City and County of San Francisco, the balance of \$15,524.13 due on the loan of \$22,000.00 which was made in 1938 for the purpose of financing the operations of this Authority in its organization and preliminary work.

Under the Loan and Annual Contributions contracts the Federal Government through the U. S. H. A. agrees to pay annual contributions of not to exceed 3 per cent of the development cost to insure low rentals for the tenants of the housing projects. The law requires that local communities must make contributions amounting to at least 20 percent of the Federal contribution. This is accomplished by tax exemption as explained under another heading of this report. Annual contributions from the U. S. H. A. therefore may total approximately \$450,000.00 per year if the full amount is required for supplementary operating income from tenants.

Our Holly Courts Project (Cal. 1-1) is proving highly satisfactory from the financial viewpoint. Operations show a comfortable margin of net operating expense as compared with the forecast for this, the initial operating budget period. Budgets covering a similar period are in existence for the Potrero Terrace Project (Cal. 1-2) and the Sunnysdale Project (Cal. 1-3). Operating income began to accrue for the first group of dwelling units completed in these two projects on March 1 and April 1, respectively, of the current year.

A consolidated financial statement is given herewith showing the status of various funds and accounts for the period ending March 31, 1941.

CONSOLIDATED BALANCE SHEET

March 31, 1941

ASSETS

<i>Accounts</i>	<i>Total</i>	<i>Development Fund No. 1</i>	<i>Development Fund No. 2</i>	<i>Development Fund No. 3</i>
Cash.....	\$ 1,685,592.44	\$ 1,653,753.00	\$ 31,839.44	
Bond Subscribers.....	6,990,000.00	5,047,000.00	1,106,000.00	\$837,000.00
Accounts Receivable.....	29.95	29.95		
Prepaid Insurance.....	2,019.13	2,019.13		
Development Costs.....	5,278,562.55	5,273,396.85	5,165.70	
Indeterminate Expenditures.....	2,387.21	2,387.21		
(Municipal Loan Fund)				
Ineligible Expenditures.....	1,049.64	1,049.64		
(Municipal Loan Fund)				
Uncompleted Contract.....	536,068.58	492,833.58	39,950.00	3,285.00
(Contra)				
		*	**	***
TOTAL ASSETS.....	\$14,495,709.50	\$12,472,469.36	\$1,182,955.14	\$840,285.00

*Development Fund No. 1 finances activities of the Statutory Project, comprising projects at nine sites—viz., Holly Courts, Potrero Terrace, Sunnysdale, Valencia, Bernal Dwellings, Westside Park, De Haro Plaza, Woodland and Chinatown.

**Development Fund No. 2 finances activities of North Beach Project.

***Development Fund No. 3 finances activities of Glen Park Project.

CONSOLIDATED BALANCE SHEET

March 31, 1941

LIABILITIES

<i>Accounts</i>	<i>Total</i>	<i>Development Fund No. 1</i>	<i>Development Fund No. 2</i>	<i>Development Fund No. 3</i>
Notes Payable.....	\$ 6,511,573.77	\$ 6,474,573.77	\$ 37,000.00	
Contract Retentions.....	328,439.48	328,439.48		
Accounts Payable.....	81,642.60	81,642.60		
Bond Subscriptions.....	6,990,000.00	5,047,000.00	1,106,000.00	837,000.00
Accrued Interest.....	42,383.28	42,378.14	5.14	
Reserve for Vacancy & Collection Losses.....	456.11	456.11		
Reserve for Repairs & Replacements.....	2,990.06	2,990.06		
Prepaid Rents & Lease Deposits	2,155.62	2,155.62		
Contract Awards (Contra).....	536,068.58	492,833.58	39,950.00	3,285.00
Bonds Authorized				
Series "A".....	1,641,000.00	1,398,000.00	140,000.00	103,000.00
Series "B".....	13,393,000.00	11,413,000.00	1,143,000.00	837,000.00
Series "B" 10%.....	1,334,000.00	1,137,000.00	114,000.00	83,000.00
Less:				
Bonds Unissued				
Series "A".....	(1,641,000.00)	(1,398,000.00)	(140,000.00)	(103,000.00)
Series "B".....	(13,393,000.00)	(11,413,000.00)	(1,143,000.00)	(837,000.00)
Series "B" 10%.....	(1,334,000.00)	(1,137,000.00)	(114,000.00)	(83,000.00)
TOTAL LIABILITIES.....	\$14,495,709.50	\$12,472,469.36	\$1,182,955.14	\$840,285.00



VALENCIA GARDENS
 LOW RENT HOUSING PROJECT
 SAN FRANCISCO, CALIF.
 FOR HOUSING AUTHORITY OF THE
 CITY & COUNTY OF SAN FRANCISCO

HARRY A. THOMSEN, JR., P.E.
 WILLIAM WILSON WILSTER
 ARCHITECTS ASSOCIATED

Perspective View of Valencia Gardens (Photo of Model)

CONCLUSIONS AND RECOMMENDATIONS

It would appear from a review of the past three years that the development of housing projects is far from simple. Its complexities are only realized by experience. In addition to the ordinary problems of site planning and construction there are presented intricate financial and contractual obligations to the U. S. H. A. involving approval and supervision of practically all matters of any importance. There must also be considered the relationship, contractual and otherwise, with the city itself and, last but not least, relationship with the public. Concurrent with these important factors there exists still another, that of the landlord with his tenant. Management of the completed projects in itself comprises a complete major activity.

When one considers that public housing is a comparatively new field of endeavor throughout the nation as well as with us, he should expect that there is much to be learned, both by those engaged in the work and those interested therein.

To those who question the wisdom of aiding those families whom this program would aid, the Commission asks that judgment be reserved until a fair trial is given. A program of building and operating 3,000 dwelling units cannot have irrevocable effects on a city which has a total of over 222,000 family dwellings.

If nothing else were accomplished there is ample evidence that the Real Property Survey and low rental housing have made an impression on the public mind. There appears to be an awakening to disagreeable facts which have long been ignored or simply taken for granted as necessary evils.

The blight of dreary and older residential areas seems common to all cities and all have found the problem of rehabilitation almost unsolvable. In San Francisco it must be solved. We have no great areas of undeveloped land. We must rehabilitate those areas now obsolete and which produce less than they consume.

Public housing alone cannot solve the problem, although it can do much to rehouse those who are deprived of adequate shelter by obsolescence, age of structures and progressive blight and who would be unable to pay the increased rentals which would inevitably follow rehabilitation.

Public low rent housing should be supplemented by the joint efforts of many other public and private agencies in order to fully solve our problems.

Increased personnel and powers to the Department of Public Health still remain a primary essential to realization of better living conditions for the lower income group.

Long range city planning and government inducements to private enterprise for rehabilitation were discussed at the recent "Town Meeting" held by the Chamber of Commerce much as they appeared in recommendations of the Second Annual Report of this Commission issued just one year ago. They are still applicable today and are quoted in full as the continuing recommendations of this Commission.

"The Department of Public Health is the Agency which has legal power to compel clearance work and the elimination of slum conditions, but an adequate departmental personnel and full public support are essential to permit full functioning. It is recommended that every facility be afforded to the Director of Health and his staff for carrying out the requirements of the Housing and Sanitary laws.

"Rehabilitation of blighted areas by private enterprise may be held as impractical unless done by large scale effort and with a profit to the owners. New type loans for neighborhood rehabilitation are offered by the Federal Housing Administration. It is recommended that

study be made of possible City cooperation, tax adjustments or other inducement to promote a reclamation of unprofitable shabby districts which now act as blockades for better uses.

“With the firm belief that Housing and City Planning are correlated functions it appears desirable that action be initiated to effect a master plan for the City as provided by the City Charter of 1932. A sound, long range program in city planning will assist greatly in the establishment of healthy *planned* growth of our City.

“Zoning is an important part of city planning—one that deals with problems of density, height and use of buildings and has proved to be a safeguard to our citizens by controlling land use. However, the greatest protection that could be provided would be the development of planned growth—we should attempt to foresee and plan for the most efficient use of every part of our metropolitan area for the coming years. Studies should be undertaken of population trends, industrial and commercial growth, transportation, parkways, recreational facilities, etc., etc. Careful analysis should be given to subdivision and speculative practices. Elimination of our blighted areas should be studied and carried forward jointly by governmental and private initiative. It is recommended that ways and means be studied to adequately implement the City Planning Commission for a long range planning program.

“This Authority is most desirous of cooperating with other agencies, both governmental and private in these tasks.”

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